

GSA		PROJECT COST SUMMARY				Area (USF) =		106,000		
		PROJECT TITLE		Edward Roybal Federal Building		PROJECT TYPE:				
		LOCATION:		Los Angeles, California		Repair and Alterations		▼		
		CITY, STATE								
				RESPONSIBLE PARTY		PROGRAM AREA:		Federal Building		
ESTIMATE PREPARED BY:		Kamel S. Khalil		Cost Eng						
ESTIMATE REVIEWED BY:				GSA Project Mgt		CURRENT SUBMITTAL:		Final Concept		
WBS CODE	UNIFORMAT SYSTEM ELEMENTS			SUBTOTAL DIRECT COST	ECC COST	DIRECT COST / GSF				
A10	Foundations									
A20	Basement Construction									
B10	Superstructure			(b) (4)						
B20	Exterior Closure									
B30	Roofing									
C10	Interior Construction			(b) (4)						
C20	Stairs									
C30	Interior Finishes			(b) (4)						
D10	Conveyance Systems									
D20	Plumbing			(b) (4)						
D30	HVAC			(b) (4)						
D40	Fire Protection			(b) (4)						
D50	Electrical			(b) (4)						
E10	Equipment			(b) (4)						
E20	Furnishings									
F10	Special Construction									
F20	Selective Building Demolition			(b) (4)						
G10	Sitework - Building Related									
G20	Sitework - Non-Building Related									
A	Subtotal			A	\$10,711,925	\$14,131,738	\$101			
B	Contingency - Unknown Site/Design:			B						
C	Subtotal			A + B	\$10,711,925		\$101			
D	General Conditions, Profit, Bond			15%	C		\$1,606,789	\$15		
E	Phasing Premium, etc				C					
F	Subtotal			C + D + E	\$12,318,714		\$116			
G	Special Use Tax (Gross Receipts Tax, etc)				F					
H	Current Estimated Construction Award Cost				F + G		\$12,318,714	\$116		
I	Escalation to Construction Award			14.7%	H		\$1,813,024	\$17		
Estimated Cost of Construction at Award										
J	ECCA			G+H	\$14,131,738			\$133		
K + L	Construction Contingency & Reservation			J						
M	Subtotal			J + K + L	\$14,131,738		\$133			
N	Art-In-Architecture				M					
O	EISA Requirement			0.00%	M+N					
Estimated Construction Cost										
P	ECC			M + N + O	\$14,131,738		\$133			
S	EDRC			13.20%	P	\$1,865,389		\$18		
W	EMIC				P					
A1	ESC (Est. Site Cost)									
A2	ETPC			O + S + W + A1	\$15,997,127		\$151			
Escalation Rate Used:						3.8%				
Current Date:		12-May-14		Basis Date of Estimate:		12-May-14		Const. Mid-Point Date:		
								1-Jan-18		

GSA	ESTIMATED TOTAL PROJECT COST						
PROJECT TITLE:		Edward Roybal Federal Building					
PROJECT LOCATION:		Los Angeles, California					
Item Description		Basis	Quantity	UOM		Totals	
ECC ( Estimated Construction Cost )							
A	Sub-Total UNIFORMAT System Elements				Sum All Elements	\$10,711,925	
B	Design and Site Contingency	A		%	+		
C	A + B				Sub - Total	\$10,711,925	
D	General Contractor Overhead, Profit, and Bonds	C	15%	%	+	\$1,606,789	
E	Premium for GSA Project in High Rise Building In SF	C		%	+		
F	C + D + E				Sub - Total	\$12,318,714	
G	Special Use Taxes (Gross Receipts Tax, etc)	F		%	+		
H	F + G				Sub - Total	\$12,318,714	
I	Escalation:Current Date To Escal Date - See Summary	H	14.7%	Use GSA Published Rate	+	\$1,813,024	
J	ECCA (Estimated Construction Cost At Award. Assumes Escalation to Construction Mid-Point)				H + I	ECCA	\$14,131,738
K	Reservations [Note: Reservations are not used unless separate procurement of GFE materials]						
		J		%			
		J		%			
		J		%			
		J		%	+		
	Reservation Subtotal				J	Sub-Total	
L	Construction Contingency	J	10%		+	\$1,413,174	
M	ECC ' - (Excluding Art-In-Architecture Allowance) Subtotal				J + K + L	1	\$15,544,912
N	Art-In-Architecture	M					
O	EISA Requirements (Note - Select Y or N at cell F25)	M + N	0.00%	%	N		
P	ECC (Estimated Construction Cost)				M + N + O	ECC	\$15,544,912
Q	A-E Services - Design Phase	(b) (4)				(b) (4)	
R	CM Services - Design Phase	(b) (4)				(b) (4)	
S	Other Cost - Design Phase (Design Build Fee)	(b) (4)				(b) (4)	
T	EDRC (Estimated Design & Review Cost)- From GSA Look-Up Table				EDRC	\$1,865,389	
U	A-E Services - Construction Phase						
V	CM Services - Construction Phase						
W	Other Costs - Construction Phase						
X	EMIC (Estimated Management & Inspection Cost) - From GSA Look-Up Table				EMIC		
Y	Land			\$			
Z	Demolition			\$	+		
A1	Relocation (Associated With Site Purchase)			\$	+		
A2	ESC (Estimated Site Cost)				ESC		
A3	ETPC (Estimated Total Project Cost)		(P+T+X+A2)	Date: 12-May-14	ETPC	\$17,410,301	

GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS		
<b>PROJECT TITLE:</b>	Edward Roybal Federal Building	<b>Date of Estimate:</b> 12-May-14	
<b>LOCATION:</b>	Los Angeles, California	<b>Construction Mid-Point Date:</b> 1-Jan-18	
Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total \$\$\$ (w/o Markups)	Total \$\$\$ - ECC
1	Title: <b>Entry Lobby Upgrades/Restoration (Monumental)</b>	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
Cost Data Source:			
2	Title: <b>Secondary Public Lobbies &amp; Circulation (Non-Monumental)</b>	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
Data			
3	Title: <b>Restroom Upgrades</b>	(b) (4)	
	Scope of Work:		
	Affected Area - GSF:		
Cost Data Source:			
4	Title: <b>Demolition/Core Shell Prep</b>	(b) (4)	
	Scope of Work:		
Area - GSF:			
Cost Data Source:			
5	Title: <b>Interior Alterations - Building Core/Shell</b>	(b) (4)	
	Scope of Work:		
USF + Common Area:			
Cost Data Source:			

GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS		
<b>PROJECT TITLE:</b>	Edward Roybal Federal Building	<b>Date of Estimate:</b>	12-May-14
<b>LOCATION:</b>	Los Angeles, California	<b>Construction Mid-Point Date:</b>	1-Jan-18
Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total \$\$\$ (w/o Markups)	Total \$\$\$ - ECC
6	<b>OA Tenant Fit-out -- from Tenant Agency Sheets (Includes Raised</b>	<b>(b) (4)</b>	
	<b>Title: Floor)</b>		
	Scope of Work:		
USF Area:			
Cost Data Source:			
7	<b>OA Security/Blast -- from Tenant Agency Sheets</b>	<b>(b) (4)</b>	
	<b>Title:</b>		
	Scope of Protection Work:		
Protection Level (I to IV):			
Cost Data Source:			
8	<b>Title: Special Requirements</b>	<b>(b) (4)</b>	
	Scope of Work:		
Area:			
Cost Data Source:			
9	<b>Title: New Construction Additions</b>	<b>(b) (4)</b>	
	Scope of Work:		
	GSF Area - New Structure:		
Cost Data Source:			
10	<b>Title: Building Structure</b>	<b>(b) (4)</b>	
	Scope of Work:		
	Superstructure Area:		
Cost Data Source:			

GSA	REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS		
<b>PROJECT TITLE:</b>	Edward Roybal Federal Building	<b>Date of Estimate:</b>	12-May-14
<b>LOCATION:</b>	Los Angeles, California	<b>Construction Mid-Point Date:</b>	1-Jan-18
Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total \$\$\$ (w/o Markups)	Total \$\$\$ - ECC
11	Title: <b>Building Exterior</b>	(b) (4)	
	Scope of Work:		
	Window Area:		
	Closure Area:		
12	Cost Data Source:		
	Title: <b>Roofing</b>	(b) (4)	
	Scope of Work:		
	Roofing Area:		
13	Cost Data Source:		
	Title: <b>Conveying System</b>	(b) (4)	
	Scope of Work:		
	No. Of Stops:		
14	Cost Data Source:		
	Title: <b>Plumbing</b>	(b) (4)	
	Scope of Work:		
	No. of Fixtures:		
15	Area:		
	Cost Data Source:		
	Title: <b>HVAC</b>	(b) (4)	
	Scope of Work:		
CFM:			
Tonnage:			
MBTUH:			
Cost Data Source:			

<div>GSA</div> <div>REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS</div>			
<b>PROJECT TITLE:</b>	Edward Roybal Federal Building	Date of Estimate: 12-May-14	
<b>LOCATION:</b>	Los Angeles, California	Construction Mid-Point Date: 1-Jan-18	
Work Item Code	WORK ITEM DESCRIPTION - Scoping Definition	Total \$\$\$ (w/o Markups)	Total \$\$\$ - ECC
16	Title: <b>Electrical</b>	(b) (4)	
	Scope of Work:		
	No. of Fixtures:		
	Amp:		
Area:			
Cost Data Source:			
17	Title: <b>Life Safety</b>	(b) (4)	
	Scope of Work:		
	Cost Data Source:		
	18	Title: <b>Hazardous Abatement</b>	(b) (4)
Scope of Work:			
Area:			
Cost Data Source:			
19	Title: <b>Grounds and Approaches</b>	(b) (4)	
	Scope of Work:		
	Site Improvement Area:		
	Cost Data Source:		
<b>TOTAL COST</b>		<b>\$9,796,517</b>	<b>\$14,216,491</b>

<div>GSA</div> <div>REPAIR AND ALTERATION PROJECT WORK ITEM SUMMARY - TO MATCH PROSPECTUS</div>			
<b>PROJECT TITLE:</b>	Edward Roybal Federal Building	<b>Date of Estimate:</b>	12-May-14
<b>LOCATION:</b>	Los Angeles, California	<b>Construction Mid-Point Date:</b>	1-Jan-18
<b>Work Item Code</b>	<b>WORK ITEM DESCRIPTION - Scoping Definition</b>	<b>Total \$\$\$ (w/o Markups)</b>	<b>Total \$\$\$ - ECC</b>

Work Item Summary				
WI Code	WI Description	Subtotal Cost		
		Direct Cost	ECCA	ECC
1	Entry Lobby Upgrades/Restoration (Monumental)	-	-	-
2	Secondary Public Lobbies & Circulation (Non-Monumental)	-	-	-
3	Restroom Upgrades	-	-	-
4	Demolition/Core Shell Prep	-	-	-
5	Interior Alterations - Building Core/Shell	1,168,650	1,541,745	1,695,919
6	OA Tenant Fit-out -- from Tenant Agency Sheets (Includes	8,338,414	11,000,476	12,100,524
7	OA Security/Blast -- from Tenant Agency Sheets	-	-	-
8	Special Requirements	-	-	-
9	New Construction Additions	-	-	-
10	Building Structure	-	-	-
11	Building Exterior	-	-	-
12	Roofing	-	-	-
13	Conveying System	-	-	-
14	Plumbing	-	-	-
15	HVAC	-	-	-
16	Electrical	-	-	-
17	Life Safety	289,453	381,862	420,048
18	Hazardous Abatement	-	-	-
19	Grounds and Approaches	-	-	-
Sub total - All		9,796,517	12,924,083	14,216,491



Agency - Tenant Improvement Cost Summary											Area (USF) =	106,000
PROJECT TITLE			Edward Roybal Federal Building									
LOCATION: CITY, STATE			Los Angeles, California									
TI Agency Reference in Cost Estimate	Bureau Code	Agency Name	USF	RSF	GSF of Tenant	TI ECC	TI - ECC - Unit Cost per USF	TI - Design and Review Cost	TI - Management & Inspection Cost	TI- Estimated Total Cost	TI - Estimated Total Cost - Per USF	
A		Edward Roybal Building	106,000			\$12,100,524	\$114.16	\$834,936	\$0	\$12,935,460	\$122.03	
B						\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
C						\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
D						\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
E			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
F			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
G			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
H			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
I			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
J			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
K			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
L			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
M			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
N			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
O			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
P			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
Q			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
R			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
S			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
T			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
U			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
V			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
W			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
X			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
Y			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
Z			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AA			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AB			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AC			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AD			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AE			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AF			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AG			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AH			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AI			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AJ			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AK			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AL			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
AM			-			\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!	
TI Subtotal			106,000			\$12,100,524	\$114.16	\$834,936	\$0	\$12,935,460	\$122.03	



Agency - Building-Specific Amortized Capital Security Cost Summary										Area (USF) =		106,000
PROJECT TITLE			Edward Roybal Federal Building									
LOCATION: CITY, STATE			Los Angeles, California									
TI Agency Reference in Cost Estimate	Bureau Code	Agency Name	USF	%%% Pro-Rata Dist. Of Space Plan	RSF	GSF of Tenant	TI Security ECC	TI Security - ECC Unit Cost per USF	TI Security - Design and Review Cost	TI Security - Management & Inspection Cost	TI Security - Estimated Total Cost	TI Security - Estimated Total Cost - Per USF
A	-	Edward Roybal Building	106,000	100.00%	-	-	\$0	\$0.00	\$0	\$0	\$0	\$0.00
B	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
C	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
D	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
E	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
F	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
G	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
H	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
I	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
J	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
K	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
L	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
M	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
N	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
O	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
P	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
Q	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
R	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
S	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
T	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
U	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
V	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
W	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
X	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
Y	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
Z	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AA	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AB	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AC	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AD	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AE	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AF	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AG	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AH	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AI	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AJ	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AK	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AL	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
AM	-	-	-	0.00%	-	-	\$0	#DIV/0!	\$0	\$0	\$0	#DIV/0!
*** Amortized capital security countermeasures include items such as vehicular barriers, pop-up barriers, secure doors and locks (smart cards and access control systems), progressive collapse, blast mitigation and window glazing												
TI Security Subtotal			106,000				\$0	\$0.00	\$0	\$0	\$0	\$0.00

SHELL COST SUMMARY			Area (GSF) =	106,000
PROJECT TITLE		Edward Roybal Federal Building		
LOCATION: CITY, STATE		Los Angeles, California	Mid Point Date	
Estimator:		0	1-Jan-18	
UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL DIRECT COST	SHELL ECC	SHELL COST/GSF
A10	Foundations	(b) (4)		
A20	Basement Construction	(b) (4)		
B10	Superstructure	(b) (4)		
B20	Exterior Closure	(b) (4)		
B30	Roofing	(b) (4)		
C10	Interior Construction	(b) (4)		
C20	Stairs	(b) (4)		
C30	Interior Finishes	(b) (4)		
D10	Conveyance Systems	(b) (4)		
D20	Plumbing	(b) (4)		
D30	HVAC	(b) (4)		
D40	Fire Protection	(b) (4)		
D50	Electrical	(b) (4)		
E10	Equipment	(b) (4)		
E20	Furnishings	(b) (4)		
F10	Special Construction	(b) (4)		
F20	Selective Building Demolition	(b) (4)		
G10	Sitework - Building Related	\$0	\$0	
G20	Sitework - Non-Building Related	\$0	\$0	
Shell Total			\$3,131,261	\$29.54

SECURITY COST SUMMARY		Area (USF) =	-
PROJECT TITLE		Edward Roybal Federal Building	
LOCATION: CITY, STATE		Los Angeles, California	Mid Point Date
Estimator: 0			1-Jan-18
UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL DIRECT COST	SECURITY ECC
			SECURITY COST (ECC)/USF
A10	Foundations	\$0	\$0
A20	Basement Construction	\$0	\$0
B10	Superstructure	\$0	\$0
B20	Exterior Closure	\$0	\$0
B30	Roofing	\$0	\$0
C10	Interior Construction	\$0	\$0
C20	Stairs	\$0	\$0
C30	Interior Finishes	\$0	\$0
D10	Conveyance Systems	\$0	\$0
D20	Plumbing	\$0	\$0
D30	HVAC	\$0	\$0
D40	Fire Protection	\$0	\$0
D50	Electrical	\$0	\$0
E10	Equipment	\$0	\$0
E20	Furnishings	\$0	\$0
F10	Special Construction	\$0	\$0
F20	Selective Building Demolition	\$0	\$0
G10	Sitework - Building Related	\$0	
G20	Sitework - Non-Building Related	\$0	
Security Costs - Total			\$0
			\$0.00

Project Cost Estimate Form

TENANT IMPROVEMENT COST SUMMARY (TI Fitout)		Area (USF) =	-
PROJECT TITLE		Edward Roybal Federal Building	
LOCATION: CITY, STATE		Los Angeles, California	Mid Point Date
Estimator:		0	1-Jan-18
UNIFORMAT SYSTEM ELEMENTS		SUBTOTAL DIRECT COST	TENANT ECC
A10	Foundations	(b) (4)	
A20	Basement Construction	(b) (4)	
B10	Superstructure	(b) (4)	
B20	Exterior Closure	(b) (4)	
B30	Roofing	(b) (4)	
C10	Interior Construction	(b) (4)	
C20	Stairs	(b) (4)	
C30	Interior Finishes	(b) (4)	
D10	Conveyance Systems	(b) (4)	
D20	Plumbing	(b) (4)	
D30	HVAC	(b) (4)	
D40	Fire Protection	(b) (4)	
D50	Electrical	(b) (4)	
E10	Equipment	(b) (4)	
E20	Furnishings	(b) (4)	
F10	Special Construction	(b) (4)	
F20	Selective Building Demolition	(b) (4)	
G10	Sitework - Building Related	\$0	
G20	Sitework - Non-Building Related	\$0	
Tenant Improvement Costs - Total			\$11,000,476
			\$103.78

Project Cost Estimate Form

B10 Superstructure							
Design Criteria			High Ceiling/Wide-Bay SF	Floor Load Rating	Floor Height	Atrium SF	
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Misc. Metal Supports	1	ls	(b) (4)		
A1		Architectural work, demo/patch/repair due to structural work	1	ls	(b) (4)		
Total B10						(b) (4)	(b) (4)
B20 Exterior Closure							
Design Criteria			% Fenestration	"U" Factor Wall	"U" Factor Glass	Degree Days	
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
Total B20							
B30 Roofing							
Design Criteria			"U" Factor	Skylight SF	"U" Factor Skylight		
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
Total B30							

[illegible]



D10 Conveyance Systems							
Design Criteria			Building Height	No. Stops	Escalator Use	No. Special Elev.	
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
Total D10							
D20 Plumbing							
Design Criteria			No. Floors	No. Occupants	No. Visitors		
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Break/Lactation room sinks	9	ea	(b) (4)		
A1		Rough in	9	ea	(b) (4)		
A1		Water piping, copper above ceiling	450	lf	(b) (4)		
A1		Waste piping, PVC, underslab	450	lf	(b) (4)		
A1		Vent piping, PVC	450	lf	(b) (4)		
A1		Valves and accessories	1	ls	(b) (4)		
Total D20						(b) (4)	(b) (4)
D30 HVAC							
Design Criteria			Max Tons - A/C	Max Heating Load	Ventilation Quantity	Minimum Load Tons	
General Description:							
WI Code	Unifomat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		VAV dual duct terminal boxes with building standard t-stats	48	ea	(b) (4)		
A1		Remove, recalibrate and re-install (e) thermostats	276	ea	(b) (4)		
A1		Relocate supply and return air outlets	520	ea	(b) (4)		
A1		Supply and return air outlets	200	ea	(b) (4)		
A1		Testing, adjusting and balancing	106,000	sf	(b) (4)		
A1		Controls	106,000	sf	(b) (4)		
A1		Fundamental commissioning	1	ls	(b) (4)		
A1		Independent cooling units for telecom	27	ton	(b) (4)		
5		HVAC duct static pressure sensors integrated into VFD controls	1	ls	(b) (4)		
A1		Misc. HVAC Ducting	1	ls	(b) (4)		
Total D30						(b) (4)	(b) (4)



<b>E10 Equipment</b>							
Design Criteria			No. Furnished Workstations	Hoist Capacity			
General Description:							
WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
A1		Base and upper cabinets	110	lf	(b) (4)		
A1		Ceiling mounted projector screen in conference room	4	ea	(b) (4)		
A1		White boards	4	ea	(b) (4)		
A1		Toilet Partitions & Accessories	1	ls	(b) (4)		
Total E10						(b) (4)	(b) (4)
<b>E20 Furnishings</b>							
Design Criteria			Area Wdw Treatmt				
General Description:							
WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
Total E20							
<b>F10 Special Construction</b>							
Design Criteria							
General Description:							
WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
Total F10							
<b>F20 Selective Building Demolition</b>							
Design Criteria			Demolition SF	Abatement SF			
General Description:							
WI Code	Uniformat Code	Item Description	Quantity	Unit Measurement	Unit Cost	Totals (W/O Markup)	Totals (ECCA)
5		Selective demolition	106,000	sf	(b) (4)		
		Remove & relocate Furniture	1	ls	(b) (4)		
Total F20						(b) (4)	(b) (4)